

119 E. 6th Street



Application for Conditional Use Permit

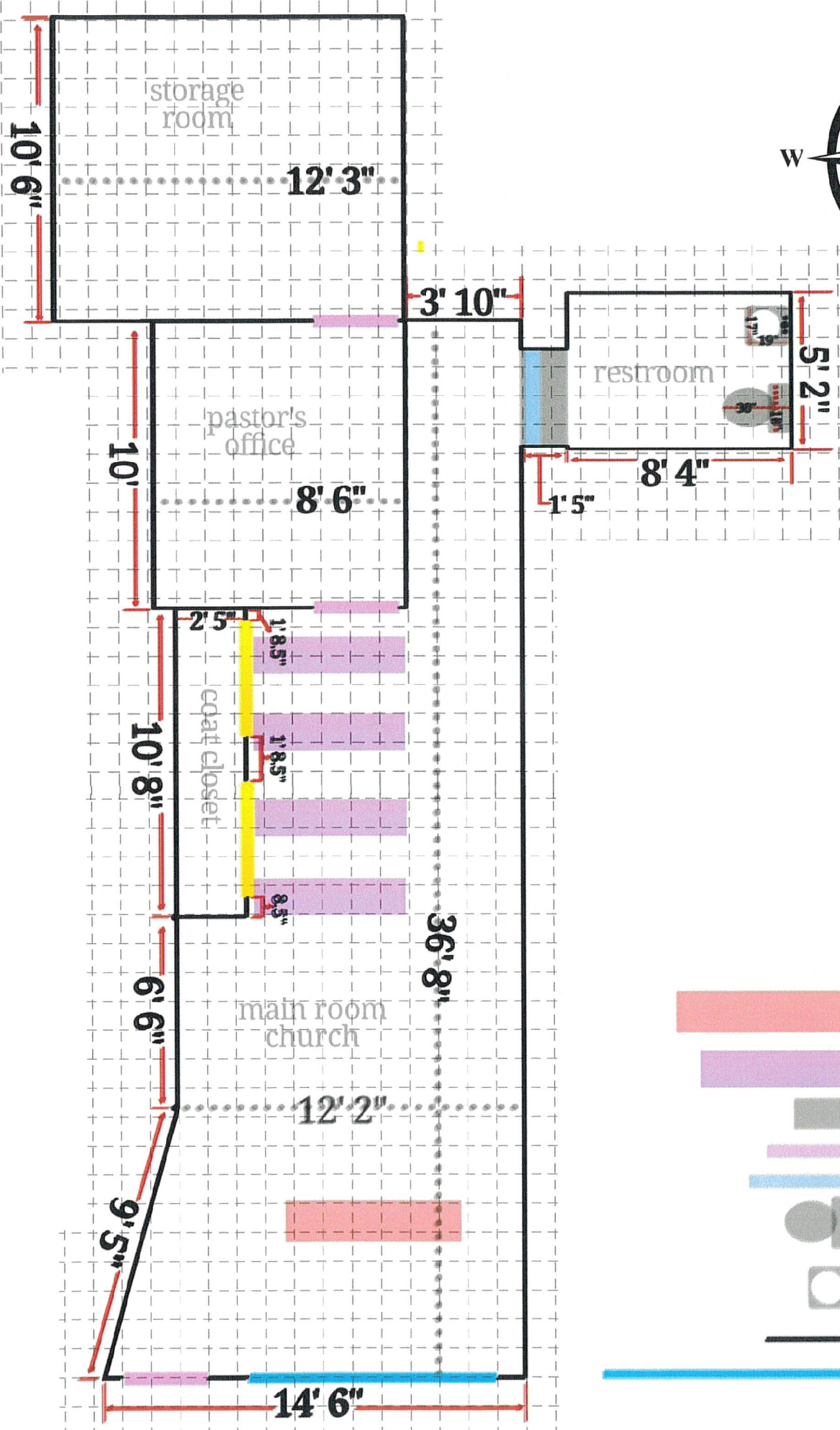
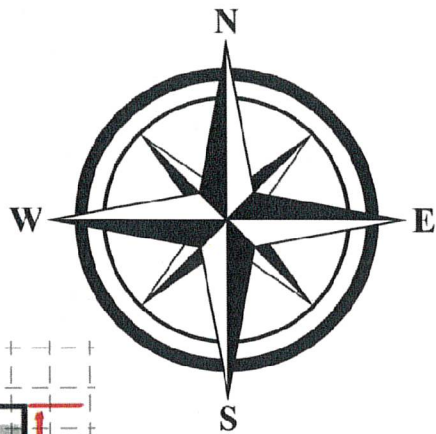
- 1. Applicant's Name Oves Rentals, LLC
- 2. Applicant's Address ~~113~~ E 6th Street Lexington NE 68850
- 3. Applicant's Telephone Number (402) 889 05 10
- 4. Owner's Name @bed Arreaga
- 5. Owner's Address 1110 N Lincoln Lexington NE 68850
- 6. Owner's Telephone Number (402) 889 05 10
- 7. Purpose of Conditional Use Permit For Religious Purposes
- 8. Present Zoning C2
- 9. Within City Limits Yes Within Zoning Jurisdiction Yes
- 10. Legal Description _____
- 11. Street Address of Property or Approximate Location _____
- 12. Site Plan (if applicable) _____










I/We the undersigned do hereby acknowledge that I/We do fully understand and agree to comply with the provisions and requirements for an application for a special use permit as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington, to enter the above referenced property as it pertains to this application.

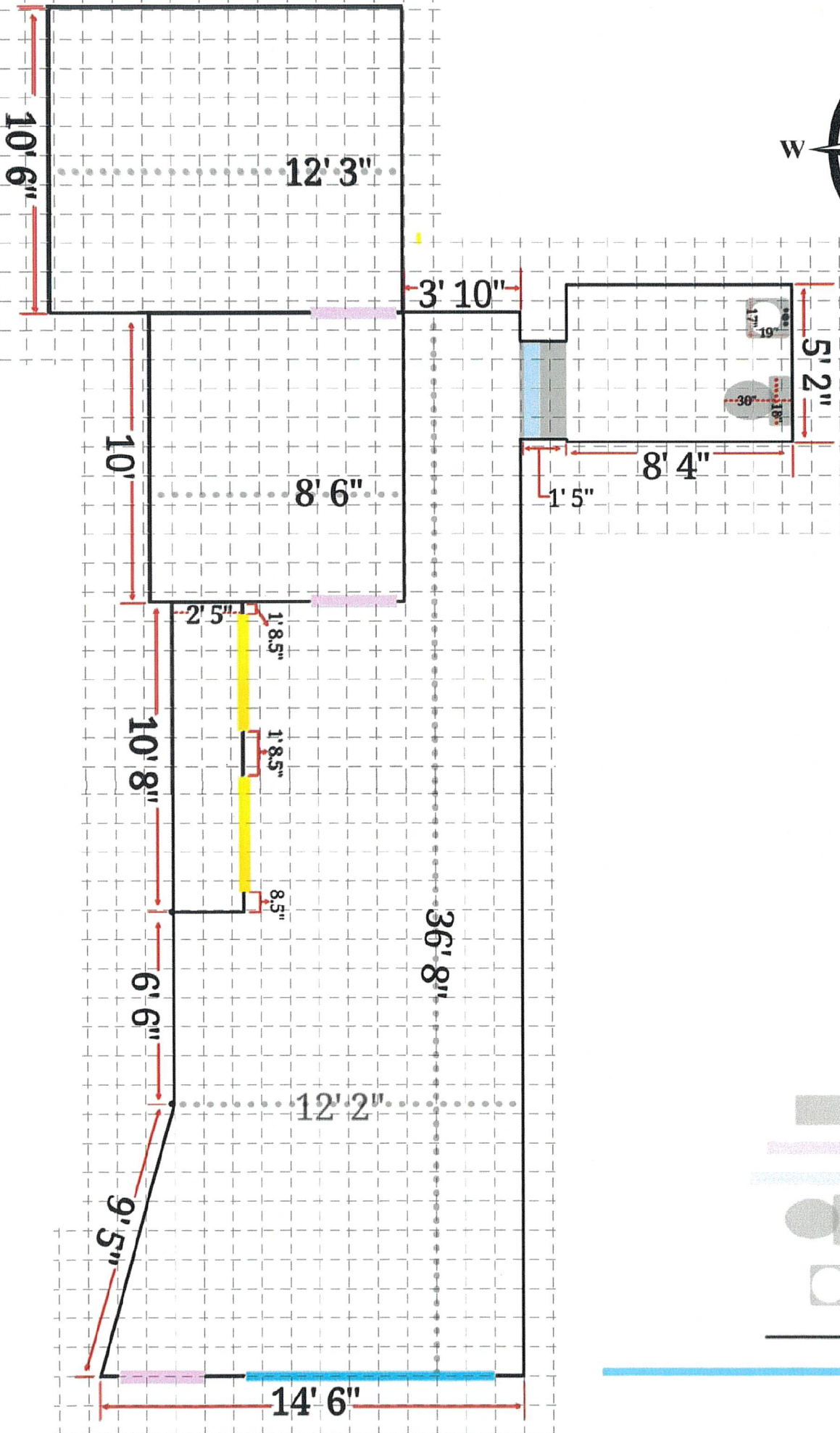
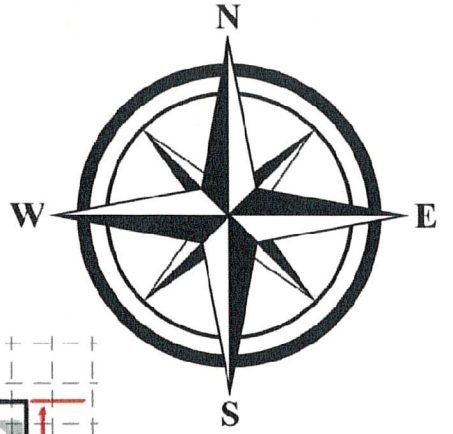
[Signature]
Signature of Owner








[Signature]
Signature of Applicant

Administrative Use Only	
Date Submitted <u>11-29-24</u>	Case Number _____
Filing Fee <u>\$100.00</u>	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing _____



-  = preaching podium
-  = pews/ seating
-  = ramp/ incline
-  = 36" inch doorway
-  = 42" inch doorway
-  = toilet
-  = sink
-  = wall
-  = 72" front window



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**PLANNING COMMISSION
CITY OF LEXINGTON
DETERMINATION FORM**

On **January 8, 2025**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Conditional Use Permit** for property located at **113 East 6th Street, Lexington, NE** (Location) for **Oves Rentals LLC** (Name) for Use as **Store-Front Church**.

The Lexington Planning Commission made the following motion:

Motion by: Cam Smith

Seconded by: Curtis Roemmich

Motion: Moved by Smith, seconded by Roemmich, to recommend to the City Council approval of the Application to for Conditional Use Permit as presented.

Roll Call: Voting "aye" were Tappan, Gonzalez, Kaiser, Margritz, Novoa, Roemmich, Smith, Worthing. Motion carried

Based on the facts set forth at the Public Meeting, the Planning Commission hereby makes the following findings of fact: *

- _____ 6.08.01 That the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
- _____ 6.08.02 That the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- _____ 6.08.03 That the establishment of the conditional use will impede the normal and orderly development of the surrounding property for uses permitted in the district.
- _____ 6.08.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are not being provided.

- _____ 6.08.05 Adequate measures have not been or will not be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- _____ 6.08.06 The use shall include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- _____ 6.08.07 The use shall involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- _____ 6.08.08 The use shall involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- _____ 6.08.09 The use shall involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- _____ 6.08.010 The use shall involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- _____ 6.08.011 The use shall involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

*If no standards are checked, then the Planning Commission has made findings of fact that the application complies with Section 6.08 of the Lexington Zoning Ordinance.


Pamela Barath
Planning Secretary